* PEFORE THE IN RE: PETITION FOR ZONING VARIANCE W/S Cherokee Drive, 395' S * ZONING COMMISSIONER of Lightfoot Drive 6810 Cherokee Drive OF BALTIMORE COUNTY 3rd Election District Brd Councilmanic District * Case No. 89-514-A Gedalyahu Lior, et ux Petitioners * * * * * * * * * * * *

Profestants.

TINDINGS OF FACT AND CONCLUSIONS OF LAW The Petitioners herein request a variance to allow a rear yard setback of il feet in lieu of the minimum required 15 feet at any one point,

as more particularly described on Petitioner's Exhibit 1. The Petitioner, Maureen Lior, appeard and testified. There were no

Tentimony indicated that the subject property, known as 6810 Cherokee brive, consists of .17 acres +/- zoned b.R. 5.5 and is currently improved with a sligie family dwelling. The Petitioner proposes a single story addition to the rear of the existing dwelling which will be constructed on a concrete slab.

The Petitioner testified that the addition will be utilized by her handicapped daughter who has restricted mobility. Due to the layout of the existing dwelling and its location on the lot, the proposed addition must be placed on the side of the dwelling proposed which necessitates the requested variance.

The Petitioner testified that her neighbors on either side of her property have no objection to the proposed addition.

Testimony indicated that to grant the requested variance would not result in any detriment to the health, safety or general welfare of the community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the

Petitioner. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this / day of 2001, 1989 that a variance to allow a rear yard setback of 11 feet in lieu of the minimum required 15 feet, at any one point, as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner for Baltimore County

JRH/mmn

Baltimore County Zoring Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 857, 2253 J. Robert Haines

July 10, 1989

Dr. and Mrs. Gedalyahu Lior 6810 Cherckee Drive Baltimore, Maryland 21209

Case No. 89-514-A Gedalyahu Lior, et ux

RE: Petition for Zoning Variance

free to contact our Appeals Clerk at 887-3391.

Dear Dr. and Mrs. Lior: Enclosed please find the decision rendered in the above captioned case. The Petition for 7 ming Variance has been granted in accordance

with the attached Order. In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel

Zoning Commissioner

Dennis F. Rasmussen

JRH:mmn

cc: Peoples Counsel

ZONING DESCRIPTION

BY CHARAT A POINT ON THE W. SIDE OF CHEROKEE DRIVE. 50 FT, WIDE AT ADISTANCE OF 395 FT. S. OF THE CENTER LINE OF LIGHTAGOT DRIVE, BEING LOT 19 50 BWIRD OF THE SUBDIVISION OF VALLEY STREAM PB GLB. 20, FOLIO 85 ALD KILLOW AS, 6810 CHEROEE DR. INTHE 11TH ED.

> OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO, CO.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 3 A.Z.	Date of Posting May 30, 198
Posted for: Navance	
Petitioner: Grady and I	in d'ul
Location of property 11/5 Eleccise	Million 243
68111 Pherokee Urin	St. E. L.
Location of Signer Fre front	6410 This opie Drive
	u Chroke bring
Remarks	***************************************
Posted by Signature	Date of return: June 2, 1909
Signature	σ

The second secon

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 Petition for Zoning Variance Case number: 89-514-A W/S Cherokee Drive, 395 ft. S of Lightfoot Drive 6810 Cherokee Drive 3rd Election District 2rd Councilmanin Yrd Councilmanic Hearing Date: Thursday, June 15, 1989 at 2:00 p.m. Variance: to allow a rear yard setback of 11 ft. in lieu of the minimum required 15 ft. at any one X the event that this Petition is space a building permit may be appual period. The Zoning Com missioner will, however, entertain any request for a stay of the iesuance of said permit during this period for good cause shown. Such request must be in writing

date of the hearing set above of presented at the hearing.

5 415 May 25

J. ROBERT HAINES

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive

5. Zeste Orlan

PC 12566 price 9/39.40

Spring into action... In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal penod. The Zoning Coructissioner will, however, entertain any request for a stay of the issuance state permit during this period for good case shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. CE ** LIBERTY WEST APTS! We now have 1, 2 and 3 bedroom apartments... LEGAL NOTICE ASK ABOUT OUR SPRING SPECIAL NOTICE OF HEARING Liberty West Apartments The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County with hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Cheespeake Avenue in Towson, Maryland as follows: 922-3683 Open 9 a m.-5 p m. Monday-Suturday Petitions for Zoning Variance
CASE NUMBER: 89-514-A
W/S Cherokee Drive, 395 ft. S of Lightfoot Drive
6610 Cherokee Drive
3rd Election District - 3rd Councilmanic
Petitioner(s): Gedalyshu Lior, et ux
HEARING SCHEDULED THURS., JUNE 15, 1989
at 2:00 p.m. FIND US ... WE'RE WORTH IT! *Fr - qualified applicants only • FHO Variance: To allow a rear yard setback of 11 ft. in less of the minimum required 15 ft at any one point. INFORMATION CALL 653-3800 In the event that this Petrition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. LEGAL NOTICE · LEGAL NOTICE NOTICE OF HEARING Special Exception: A food store with less than 5,000 sq. ft. and a car wash as uses in combination with a service station. The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W Chesapeaks Avenue in Towton, Maryland as follows: Variance: To allow commercial building abutting a residence zone with a rear year setback of 1 ft in lieu of 30 ft as required, and to allow 5 business signs with a total area of 314 04 aq. ft. in lieu of 3 signs with a total area of 100 sq. ft. as permitted. Volunteers Needed Petrtions for Special Hearing, Special Exception & Zoning Variance

CASE NUMBER: 89-512-SPHXA

NE/S of Liberty Road, 30 ft. SE of c1 of Old Coun

1st Election District - 1st Councitmanic
Petitioner(s): Exxon Company U S A.

Hearing Scheduled: THURS. JUNE 15, 1989

at 9:30 a.m. In the event that this Petrion is granted, a building permit may be issued within the thirty (30) this accordance of the Zoning Commissioner will however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. Stella Maris, part of the Cardinal Shehan Center for the Aging, is in need of volunteers, to assist in our gift shop, front desk receptionist, activity assistant, and pianist. If interested, please contact Terri Dezell, coordinator of volunteers, 252-4500, extension 254 J ROBERT HAINES
7-ning Commissioner of
Baltimore County

THE NORTHWEST STAR

Cost of Advertisement___2/64

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The understaned, legal owner(a) of the property situate in Raitmore County and which is described in the description and plat attached bereto and made a part hereof, hereby potition for a to the state of th of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty) 1) Frailique le master dont con le el d'altron-cece en relation 2) Midd Letter room - fer funder-appeal
Cheld Letter-cet from first select

3 Bathreen resolved in the flexibility

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I We do solemnly declare and affirm. under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser GEDALYAHU LICE (Type or Print Name) (Type or Print Name) Signature Signature MAUREEL (Type or Print Name) Address - allolen -City and State Attorney for Petitioner: 6810 CHERCHEE DRIVE (Type or Print Name) PACTIMIRE MO S.gnature Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Attorney's Telephone No.: of _______, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County in Board 106 County Office Building in Toursey Baltimore Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19-87, at _____ o'clock Zoning Commissioner of Baltimore Count

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Zoning Commissioner Mr. & Mrs. Gedalyatu Licr 6818 Cherckee Drive Baltimore, Maryland 21203 Pe: Petition for Zoning Variance CASE NUMBER: 89-514-A Dennis F. Rasmussen M/S Cherokee Drive, 395 ft. S of Lightfoot Orive 6913 Cherakee Crive 3rd Election District - 3rd Councilmanic Petitioner(s): Gedalyahu Litr. et ex HEARING SCHEDULED: THURSCA/, JUNE 15, 1989 at 2:00 b.m. Dear Mr. & Mrs. Lion: Please be advised that \(\frac{\frac{16.00}{76.00}}{15} \) is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do <u>not</u> remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No.	yland and bring lice, County Office Eminutes before
DATE / // ACCOUNT /	Company of the Compan	l post set(s), there reach set not
AMOUNT_\$		
RECEIVED		•
TOR 111 1/11/11/11/11/11	1.	inea
/		ner of

Baltimore County Zoning Commissioner Office of Planning & Zuning Towson, Maryland 21204 194-3353

J. Robert Haines Zoning Commissioner

NOTICE OF HEARING

May 12, 1969



Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property ilentified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance DASE WUMBER: 89-514-A d/5 Cherokee Drive, 395 ft. S of Lightfoot Drive 6818 Cherokee Drive 3rd Election District - 3rd Councilmanic Petitioner(s): Gedalyahu Licr, et ux HEARING SCHEDULED: THURSDAY, JUNE 15, 1989 at 2:00 p.m.

Variance: To allow a rear yard setback of 11 ft. in lieu of the minimum required 15 ft. at any one point.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ertertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. 1. PA Allanca

J. ROBERT HAINES Zoning Commissioner of Baltimore County co: Mr. & Mrs. Lion

Baltimore County Fire Department Towson, Maryland 21204-2586 494-45(8) Раці Н. Бельске

J. Robert Haines, Zoning Commissioner Office of Planning & Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Owner: Gedalyahu Lior, et ux

Location: W/S Cherokee Drive, 395' S. of Lightfoot Drive

Item No.: 420

Zoning Agenda: 4/18/89

Dennis F. Rasmussen

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Pureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
- EXCEFDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protec-tion Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1929

County Critic bird.
Thesen, metyland dised

6810 Cherckee Lrive Baltimore, MD 21104

REMBERS. Butcan of perartment of Traffic Engineering

Bureed of Fire Prevention Health Department Project Planning Building Department Board of Education toning Administration Industrial

Mr. & Mrs. Gedalyahu lior

hE: Item No. 420, Case No. 89-514-A Petitioner: Gedalyahu Lior, et ux letition for Zoning Variance

Pear Mr. & Mrs. Lior:

JED:jw

Enclosures

The Zuning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of State Boads Commission the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may lile a written report with the Zoning Commissioner righting mag rive a written report with the conting commissioner with recommendations as to the suitability of the requested

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members your petition. It similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN TT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER Chairman Zoning Plans Advisory Committee

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 195 Tourism, Maryland 21204 (301) 887-5554

15 mil 16 mil 19 mil

Dear Mr. Haines

Towson, ND 21204

Mr. J. Botest Haines

County Office Building

The Bureau of Traffic Engineering has no comments for items number and 388, 415, 418, 419, 420, 421, 422, and 423.

Very truly yours,

Tricket Dlewige Michael S. Flanigen Traffic Engineer Assoc. II

ZONING CHACE

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

19th day of April , 1989.

Gedalyahu Lior, et ux Received by:

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

TO: J. Robert Haines Zoning Commissioner DATE: May 15, 1989

FEOM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Chairman, Zoning Plans

Advisory Committee

Case No. 89-514-∧

89-514**-**£

Petitioner's

Attorney

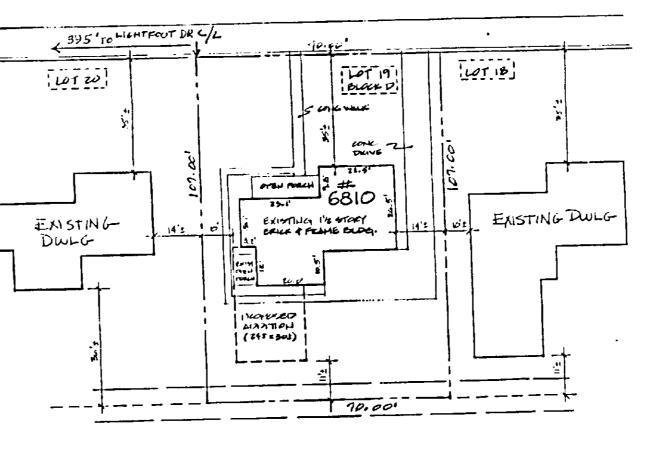
Item No. 420 Re: Gedalyahu Lior, ot ux

The Petitioners request a variance to permit a rear yard setback of 11 feet in lieu of the minimum required 15 feet. In reference to this request, staff offers no comment.

A:61589.txt Pg.2

LOCATION MAP

CHEKOKEE DZIVE (50 KW 3012 PAVING)



PLAT FOR ZONING VARIANCE owner: DZ. & MZS. LIOK GOID CHEROKEE DZIVE DISTRICT 03 ZONED DK 5.5 SUCCEVENDE : SECTION TWO, VALLEY STREAM LOT 19, BLECK D. BLOK G.L.B. 20, FOLIO 65 EXISTING UTILITIES IN CHEKOKEE DRIVE DATE: 2/27/69 SCALE: 1-20'

LOT SIZE: 7,490 + 50. FT. . 17 ACRES.

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.